

WARRANTY DEED

Grantor(s) name, address and phone: Virginia Kay Adams Stewart 120 West Valley Street Hernando, MS 38632 Home phone: (662) 429-9334 Work phone: (662) 287-4456	Grantee(s) name, address and phone: Virginia Kay Adams Stewart, Trustee of the Virginia Kay Adams Stewart Living Trust dated August 28, 2009 120 West Valley Street Hernando, MS 38632 Home phone: (662) 429-9334 Work phone: (662) 287-4456
Prepared by and after recording return to: Michael R. Parham Williams, McDaniel, Wolfe & Womack, P.C. 5521 Murray Road, Memphis, TN 38119-3717 (901) 767-8200	
MS BPR #9069	
THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF ABSTRACT OR TITLE EXAMINATION	
Indexing Instructions: Lot 329, Section C, Brook Hollow Subdivision, Plat Book 7, Page 46, DeSoto County, Mississippi; Section 24, Township 1 Range 8 West, DeSoto County, Mississippi	

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Virginia Kay Adams Stewart** ("Grantor") does hereby sell, convey, and warrant unto **Virginia Kay Adams Stewart, Trustee of the Virginia Kay Adams Stewart Living Trust dated August 28, 2009** ("Grantee"), the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 329, Section C, Brook Hollow Subdivision, in Section 24, Township 1 Range 8 West, as shown by the plat recorded in Plat Book 7, Page 46 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Prior instrument reference: Deed Book 615, Page 763, of the conveyance records of DeSoto County, Mississippi.

Grantor warrants and will forever defend title to the land to Grantee, their heirs, successors and assigns; but the warranty in this deed is subject to rights-of-way and easements for public roads and public utilities, subdivision, and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions, building lines and all easements and restrictive covenants of record.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the Grantor agree to pay to said Grantee or their assigns any deficit on an actual proration.

The Grantor states that the purpose of this deed is to transfer the entire right, title and interest of the Grantor in and to said real property to the **Virginia Kay Adams Stewart Living Trust dated August 28, 2009**. The trust is a revocable grantor trust established pursuant to the laws of the State of Mississippi. The Trustee and Successor Trustees are granted all right, power and authority, pursuant to Section 91-9-101 through 91-9-119 of the Mississippi Code of 1972 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trust specifically provides that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant or otherwise shall be bound to inquire into the capacity to act on the part of the Trustee, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustee. This trust contains spendthrift provisions

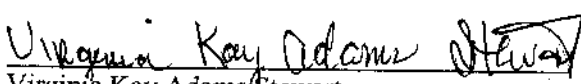
This is a transfer into trust by the Grantor. No actual monetary consideration is given to the Grantor.

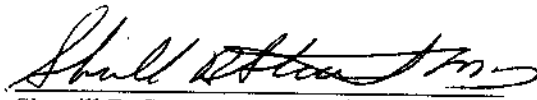
The Grantor's spouse, **Sherrill B. Stewart**, joins into this deed for the purpose of conveying any and all right, title and interest the spouse may have in and to the herein described property, including marital rights, to the Virginia Kay Adams Stewart Living Trust dated August 28, 2009.

Possession is to be given with delivery of this deed.

WITNESS our signatures in Memphis, Tennessee this 28th day of August, 2009.

GRANTOR:

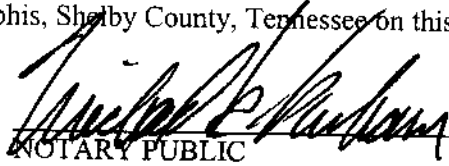

Virginia Kay Adams Stewart


Sherrill B. Stewart

STATE OF TENNESSEE
COUNTY OF SHELBY

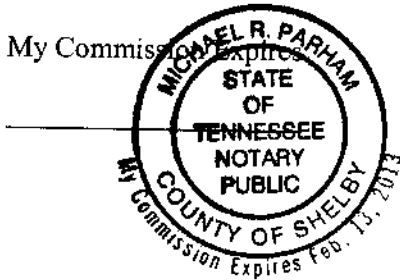
BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **Virginia Kay Adams Stewart and Sherrill B. Stewart**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand, at office, in Memphis, Shelby County, Tennessee on this 28th day of August, 2009.



NOTARY PUBLIC

My Commission Expires



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